

# FTSE EPRA Nareit Developed REITs and Non-REITs Indices

Data as at: 30 April 2025

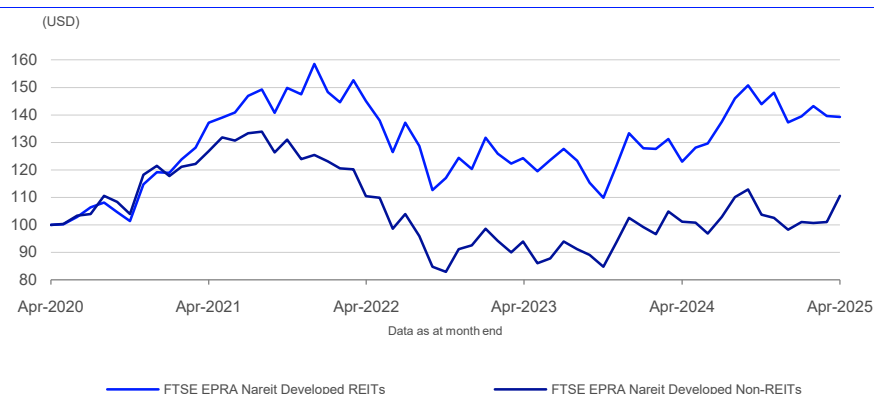
The FTSE EPRA Nareit Global Real Estate Index Series is designed to represent general trends in eligible real estate equities worldwide. Relevant activities are defined as the ownership, trading and development of income-producing real estate. The index series now covers Global, Developed and Emerging indices, as well the UK's AIM market.

The FTSE EPRA Nareit Developed REITs and Non-REITs Indices are designed to provide investors with the diversification that real estate offers due to its low correlation with other asset classes, along with sufficient liquidity to gain access to the asset class easily. The new indices are a subset of the FTSE EPRA Nareit Developed Index, separating the existing constituents into both REIT and Non-REIT indices thereby providing investors with additional granularity in the market place. By making the constituents of the indices free-float adjusted, liquidity, size and revenue screened, they are suitable for use as the basis for investment products, such as derivatives and Exchange Traded Funds (ETFs).

## Definition of REITs and Non-REITs

A REIT is a publicly traded real estate company that owns, and in most cases, operates income-producing real estate such as apartments, shopping centres, offices, hotels and warehouses. Some REITs also engage in financing real estate. The shares of many REITs are freely traded, usually on a major stock exchange. REITs provide investors with a liquid and cost efficient way to earn the investment returns typically available from direct real estate investment. To qualify as a REIT, a company must satisfy certain requirements set forth by legislation or regulation in the country in which it is domiciled, including distributing at least 90 percent of its taxable income to its shareholders annually. A company that qualifies as a REIT is permitted to deduct dividends paid to its shareholders from its corporate taxable income. As a result, most remit 100 percent of their taxable income to their shareholders and therefore owe no corporate tax. Taxes are paid by shareholders on the dividends received and any capital gains. Half of the countries in the FTSE EPRA Nareit Global Real Estate Index Series have REIT legislation in place. As more countries seek to provide investors with publicly traded real estate investments, that number is expected to increase. Non-REIT property companies are those which are either domiciled in countries without REIT legislation or which have chosen not to opt for REIT status.

## 5-Year Performance - Total Return



## FEATURES

### Coverage

The FTSE EPRA Nareit Developed REITs and Non-REITs Indexes are a subset of the FTSE EPRA Nareit Developed Index, separating the existing constituents into both REITs and Non-REITs Indexes.

### Diversified Investment Opportunities

The indexes provides investors with the diversification that real estate offers due to its low correlation with other asset classes, along with sufficient liquidity to gain access to the asset class.

### Objective

The indexes are designed for the creation of index tracking funds, derivatives and as a performance benchmark.

### Investability

Stocks are selected and weighted to ensure that the index is investable.

### Liquidity

Stocks are screened to ensure that the index is tradable.

### Transparency

Index methodologies are freely available on the FTSE Russell website.

### Availability

The indexes are calculated based on price and total return methodologies, both real time and end-of-day. Net TRI versions of the indexes are also available.

### Property Sector Classification

Constituents are classified into distinct Property Sectors based on gross invested book assets as disclosed in the latest published financial statement.

Performance and Volatility - Total Return

| Index (USD)  | Return % |      |      |      |       |      | Return pa %* |     | Volatility %** |      |      |
|--|----------|------|------|------|-------|------|--------------|-----|----------------|------|------|
|  | 3M       | 6M   | YTD  | 12M  | 3YR   | 5YR  | 3YR          | 5YR | 1YR            | 3YR  | 5YR  |
| FTSE EPRA Nareit Developed REITs                   | -0.2     | -3.2 | 1.5  | 13.3 | -4.0  | 39.3 | -1.3         | 6.9 | 14.9           | 18.3 | 18.3 |
| FTSE EPRA Nareit Developed Non-REITs               | 9.5      | 6.6  | 12.5 | 9.3  | 0.1   | 10.6 | 0.0          | 2.0 | 18.3           | 20.0 | 18.8 |
| FTSE EPRA Nareit Developed Europe REITs            | 13.1     | 5.7  | 17.4 | 10.2 | -10.4 | 16.1 | -3.6         | 3.0 | 21.3           | 26.8 | 25.8 |
| FTSE EPRA Nareit Developed Europe Non-REITs        | 10.0     | 6.1  | 12.5 | 17.7 | -6.0  | 3.2  | -2.0         | 0.6 | 23.6           | 30.3 | 29.7 |
| FTSE EPRA Nareit Developed North America REITs     | -2.4     | -5.0 | -1.4 | 14.7 | -1.8  | 51.0 | -0.6         | 8.6 | 17.8           | 19.7 | 19.1 |
| FTSE EPRA Nareit Developed North America Non-REITs | 4.1      | -1.8 | 4.3  | 14.8 | -17.2 | 48.5 | -6.1         | 8.2 | 18.5           | 23.0 | 23.6 |
| FTSE EPRA Nareit Developed Asia REITs              | 4.5      | 1.3  | 8.7  | 8.9  | -10.2 | 7.8  | -3.5         | 1.5 | 14.6           | 16.4 | 16.2 |
| FTSE EPRA Nareit Developed Asia Non-REITs          | 10.4     | 7.5  | 13.9 | 2.2  | 5.8   | 13.9 | 1.9          | 2.6 | 23.1           | 18.3 | 16.7 |

\* Compound annual returns measured over 3 and 5 years respectively  
\*\* Volatility – 1YR based on 12 months daily data. 3YR based on weekly data (Wednesday to Wednesday). 5YR based on monthly data

Year-on-Year Performance - Total Return

| Index % (USD)                                      | 2015  | 2016  | 2017 | 2018  | 2019 | 2020  | 2021 | 2022  | 2023 | 2024  |
|--|-------|-------|------|-------|------|-------|------|-------|------|-------|
| FTSE EPRA Nareit Developed REITs                   | 1.3   | 6.4   | 7.7  | -4.5  | 24.6 | -10.1 | 33.1 | -24.1 | 10.9 | 2.9   |
| FTSE EPRA Nareit Developed Non-REITs               | -4.3  | -0.5  | 28.0 | -5.5  | 17.0 | 0.0   | 3.2  | -26.2 | 10.8 | -4.2  |
| FTSE EPRA Nareit Developed Europe REITs            | 4.2   | -11.8 | 23.3 | -20.1 | 29.8 | -17.1 | 18.1 | -33.6 | 17.6 | -11.4 |
| FTSE EPRA Nareit Developed Europe Non-REITs        | 10.8  | -0.3  | 37.3 | -1.2  | 24.6 | 15.3  | 3.2  | -46.9 | 26.8 | -5.4  |
| FTSE EPRA Nareit Developed North America REITs     | 1.8   | 8.2   | 4.5  | -3.8  | 24.6 | -9.7  | 42.6 | -24.7 | 13.0 | 7.3   |
| FTSE EPRA Nareit Developed North America Non-REITs | -0.1  | 8.4   | 14.7 | -9.0  | 19.8 | -14.7 | 38.0 | -37.8 | 12.2 | 10.7  |
| FTSE EPRA Nareit Developed Asia REITs              | -2.8  | 13.2  | 10.6 | 4.5   | 21.8 | -7.2  | 6.4  | -15.9 | -1.2 | -9.0  |
| FTSE EPRA Nareit Developed Asia Non-REITs          | -11.5 | -1.3  | 23.1 | -8.1  | 10.7 | -12.3 | 0.9  | -1.3  | 0.1  | -5.3  |

Return/Risk Ratio and Drawdown - Total Return

| Index (USD)  | Return/Risk Ratio |      |     |      | Drawdown (%) |       |       |       |
|--|-------------------|------|-----|------|--------------|-------|-------|-------|
|  | 1YR               | 3YR  | 5YR | 10YR | 1YR          | 3YR   | 5YR   | 10YR  |
| FTSE EPRA Nareit Developed REITs                   | 0.9               | -0.1 | 0.4 | 0.2  | -17.6        | -25.5 | -31.8 | -44.8 |
| FTSE EPRA Nareit Developed Non-REITs               | 0.5               | 0.0  | 0.1 | 0.1  | -19.4        | -27.4 | -41.0 | -41.0 |
| FTSE EPRA Nareit Developed Europe REITs            | 0.5               | -0.1 | 0.1 | -0.1 | -25.2        | -41.7 | -49.0 | -49.0 |
| FTSE EPRA Nareit Developed Europe Non-REITs        | 0.7               | 0.0  | 0.0 | 0.2  | -23.1        | -45.5 | -62.4 | -62.4 |
| FTSE EPRA Nareit Developed North America REITs     | 0.8               | 0.0  | 0.5 | 0.3  | -18.5        | -25.3 | -31.5 | -45.5 |
| FTSE EPRA Nareit Developed North America Non-REITs | 0.8               | -0.2 | 0.3 | 0.1  | -16.3        | -41.4 | -46.6 | -52.5 |
| FTSE EPRA Nareit Developed Asia REITs              | 0.6               | -0.2 | 0.1 | 0.1  | -17.1        | -22.8 | -32.3 | -45.2 |
| FTSE EPRA Nareit Developed Asia Non-REITs          | 0.1               | 0.1  | 0.2 | 0.0  | -19.3        | -19.3 | -25.7 | -40.0 |

Return/Risk Ratio – based on compound annual returns and volatility in Performance and Volatility table  
Drawdown - based on daily data

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

30 March 2006

Base Date

31 December 1999

Base Value

1000

Investability Screen

Actual free float applied and liquidity screened

Index Calculation

Real-time (FTSE EPRA Nareit Developed Europe REITs Index and FTSE EPRA Nareit Developed Europe Non-REITs index) and end-of-day

End-of-Day Distribution

Via FTP and email

Currency

USD, EUR, GBP, JPY, AUD

Review Dates

Quarterly in March, June, September and December

History

Available from December 2005. The FTSE EPRA Nareit Developed Europe REITs and Non-REITS Indices available from March 2006

## FTSE EPRA Nareit Developed REITs Index - Top 10 Constituents

| Constituent          | Country/Market | Property Sector | Net MCap (USDm) | Wgt %        |
|----------------------|----------------|-----------------|-----------------|--------------|
| Prologis             | USA            | Industrial      | 94,295          | 6.23         |
| Welltower Inc.       | USA            | HealthCare      | 93,889          | 6.20         |
| Equinix Inc          | USA            | Data Centers    | 82,835          | 5.47         |
| Digital Realty Trust | USA            | Data Centers    | 53,101          | 3.51         |
| Simon Property Group | USA            | Retail          | 50,824          | 3.36         |
| Realty Income        | USA            | Retail          | 50,338          | 3.32         |
| Public Storage       | USA            | Self Storage    | 47,426          | 3.13         |
| Goodman Group        | Australia      | Diversified     | 37,982          | 2.51         |
| VICI Properties      | USA            | Speciality      | 33,671          | 2.22         |
| Extra Space Storage  | USA            | Self Storage    | 30,586          | 2.02         |
| <b>Totals</b>        |                |                 | <b>574,946</b>  | <b>37.96</b> |

## FTSE EPRA Nareit Developed Non-REITs Index - Top 10 Constituents

| Constituent                   | Country/Market | Property Sector         | Net MCap (USDm) | Wgt %        |
|-------------------------------|----------------|-------------------------|-----------------|--------------|
| Mitsui Fudosan                | Japan          | Diversified             | 27,148          | 11.25        |
| Vonovia SE                    | Germany        | Residential             | 23,357          | 9.68         |
| Mitsubishi Estate             | Japan          | Diversified             | 20,658          | 8.56         |
| Sumitomo Realty & Development | Japan          | Diversified             | 15,724          | 6.52         |
| Sun Hung Kai Properties       | Hong Kong      | Diversified             | 13,486          | 5.59         |
| Swiss Prime Site              | Switzerland    | Diversified             | 10,805          | 4.48         |
| PSP Swiss Property            | Switzerland    | Diversified             | 8,059           | 3.34         |
| LEG Immobilien AG             | Germany        | Residential             | 6,280           | 2.60         |
| Hulic                         | Japan          | Diversified             | 6,242           | 2.59         |
| Castellum                     | Sweden         | Industrial/Office Mixed | 5,176           | 2.14         |
| <b>Totals</b>                 |                |                         | <b>136,937</b>  | <b>56.74</b> |

## Country/Market Breakdown

| Country/Market | FTSE EPRA Nareit Developed REITs |                  |               | FTSE EPRA Nareit Developed Non-REITs |                 |               |
|----------------|----------------------------------|------------------|---------------|--------------------------------------|-----------------|---------------|
|                | No. of Cons                      | Net MCap (USDm)  | Wgt %         | No. of Cons                          | Net MCap (USDm) | Wgt %         |
| Australia      | 25                               | 101,032          | 6.67          | 3                                    | 6,649           | 2.75          |
| Austria        | -                                | -                | -             | 1                                    | 921             | 0.38          |
| Belgium        | 11                               | 17,647           | 1.17          | 1                                    | 1,238           | 0.51          |
| Canada         | 15                               | 32,316           | 2.13          | 2                                    | 4,028           | 1.67          |
| Finland        | -                                | -                | -             | 2                                    | 2,201           | 0.91          |
| France         | 8                                | 28,925           | 1.91          | -                                    | -               | -             |
| Germany        | 1                                | 506              | 0.03          | 7                                    | 36,533          | 15.14         |
| Hong Kong      | 5                                | 13,883           | 0.92          | 8                                    | 30,657          | 12.70         |
| Ireland        | 1                                | 515              | 0.03          | -                                    | -               | -             |
| Israel         | -                                | -                | -             | 3                                    | 5,935           | 2.46          |
| Italy          | 1                                | 232              | 0.02          | -                                    | -               | -             |
| Japan          | 50                               | 93,023           | 6.14          | 8                                    | 79,088          | 32.77         |
| Korea          | 5                                | 2,049            | 0.14          | -                                    | -               | -             |
| Netherlands    | 3                                | 2,360            | 0.16          | -                                    | -               | -             |
| New Zealand    | 4                                | 2,788            | 0.18          | 1                                    | 852             | 0.35          |
| Norway         | -                                | -                | -             | 2                                    | 1,058           | 0.44          |
| Singapore      | 22                               | 43,663           | 2.88          | 3                                    | 8,729           | 3.62          |
| Spain          | 2                                | 6,399            | 0.42          | -                                    | -               | -             |
| Sweden         | -                                | -                | -             | 21                                   | 34,008          | 14.09         |
| Switzerland    | -                                | -                | -             | 6                                    | 25,977          | 10.76         |
| UK             | 34                               | 66,224           | 4.37          | 3                                    | 2,751           | 1.14          |
| USA            | 102                              | 1,103,116        | 72.83         | 1                                    | 721             | 0.30          |
| <b>Totals</b>  | <b>289</b>                       | <b>1,514,678</b> | <b>100.00</b> | <b>72</b>                            | <b>241,345</b>  | <b>100.00</b> |

## Index Characteristics

| Attributes                        | FTSE EPRA Nareit Developed REITs | FTSE EPRA Nareit Developed Non-REITs |
|-----------------------------------|----------------------------------|--------------------------------------|
| Number of constituents            | 289                              | 72                                   |
| Net MCap (USDm)                   | 1,514,678                        | 241,345                              |
| Dividend Yield %                  | 4.32                             | 2.80                                 |
| Constituent Sizes (Net MCap USDm) |                                  |                                      |
| Average                           | 5,241                            | 3,352                                |
| Largest                           | 94,295                           | 27,148                               |
| Smallest                          | 127                              | 227                                  |
| Median                            | 1,657                            | 1,750                                |
| Weight of Largest Constituent (%) | 6.23                             | 11.25                                |
| Top 10 Holdings (% Index MCap)    | 37.96                            | 56.74                                |

| Attributes                        | FTSE EPRA Nareit Developed Europe REITs | FTSE EPRA Nareit Developed Europe Non-REITs |
|-----------------------------------|---|---|
| Number of constituents            | 61                                      | 43  |
| Net MCap (USDm)                   | 122,807                                 | 104,687                                     |
| Dividend Yield %                  | 5.36                                    | 2.43  |
| Constituent Sizes (Net MCap USDm) |   |   |
| Average                           | 2,013                                   | 2,435                                       |
| Largest                           | 12,277                                  | 23,357                                      |
| Smallest                          | 127                                     | 227   |
| Median                            | 1,232                                   | 1,238                                       |
| Weight of Largest Constituent (%) | 10                                      | 22.31                                       |
| Top 10 Holdings (% Index MCap)    | 52.11                                   | 68.84                                       |

## Index Characteristics (Continued)

| Attributes                        | FTSE EPRA Nareit Developed North America REITs | FTSE EPRA Nareit Developed North America Non-REITs |
|-----------------------------------|--|--|
| Number of constituents            | 117  | 3  |
| Net MCap (USDm)                   | 1,135,432                                      | 4,748  |
| Dividend Yield %                  | 4.13   | 3.71   |
| Constituent Sizes (Net MCap USDm) |  |  |
| Average                           | 9,705  | 1,583  |
| Largest                           | 94,295   | 3,399  |
| Smallest                          | 423  | 629  |
| Median                            | 3,369  | 721  |
| Weight of Largest Constituent (%) | 8.30   | 71.58  |
| Top 10 Holdings (% Index MCap)    | 49.91  | 100  |

| Attributes                        | FTSE EPRA Nareit Developed Asia REITs | FTSE EPRA Nareit Developed Asia Non-REITs |
|-----------------------------------|---------------------------------------|---|
| Number of constituents            | 111                                   | 23  |
| Net MCap (USDm)                   | 256,438                               | 125,975                                   |
| Dividend Yield %                  | 4.68                                  | 3.05                                      |
| Constituent Sizes (Net MCap USDm) |                                       |   |
| Average                           | 2,310                                 | 5,477                                     |
| Largest                           | 37,982                                | 27,148                                    |
| Smallest                          | 183                                   | 501                                       |
| Median                            | 1,173                                 | 3,183                                     |
| Weight of Largest Constituent (%) | 14.81                                 | 21.55                                     |
| Top 10 Holdings (% Index MCap)    | 43.25                                 | 83.67                                     |

## About EPRA Nareit

The European Public Real Estate Association (EPRA) is a common interest group, which aims to promote, develop and represent the European public real estate sector. The National Association of Real Estate Investment Trusts® (Nareit) is the trade association for REITs and publicly traded real estate companies with an interest in the US property and investment markets.



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